PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-00001

Description

This prospectus is submitted to seek authorization to design projects during fiscal year 2000 that are scheduled for construction in future years. Project descriptions are attached.

Justification

By seeking authority to start the design for projects prior to construction phase funding, an orderly and timely accomplishment of a planned program is ensured. Under the separate funding approach, funds will be requested for only the phase for accomplishment in any particular year. Detailed construction prospectuses will be submitted for individual projects along with the future year construction budget requests.

Included are projects for improvements to building and safety systems, remodeling and recapture of vacant space, expansion of court facilities, and special program improvements, including historic preservation, handicapped accessibility, energy conservation, and seismic strengthening.

Recommendation

Authorize design in the amount of $17,715,000 for the projects attached. The construction costs indicated at this time are preliminary and will be refined and finalized prior to future requests for funding.

Authority Requested in this Prospectus: $17,715,000

Statement of Need

It has been determined that the proposed projects are a Government need and that the proposed solutions are the best methods to meet that need within the timeframe required.

Submitted at Washington, DC, on March 23, 1999

Recommended: Robert A. Peck
Commissioner, Public Buildings Service

Approved: Thurman M. Davis
Administrator, General Services Administration

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-00001

FISCAL YEAR 2000 ALTERATION
DESIGN PROJECTS

LOCATION	FISCAL YEAR 2000 FUNDING
Phoenix, AZ	
Federal Building-Courthouse	$1,428,000
Lakewood, CO	
Building 67	676,000
Washington, DC	
Mary E. Switzer Memorial Building	2,392,000
Jacksonville, FL	
Charles E. Bennett Federal Building	1,930,000
Chicago, IL	
536 S. Clark Street Federal Building	1,372,000
Des Moines, IA	
Federal Building	988,000
Baltimore, MD	
Fallon Federal Building	1,120,000
Detroit, MI	
P.V. McNamara Federal Building	1,734,000
Kansas City, MO	
8930 Ward Parkway Federal Building	793,000
Portsmouth, NH	
Thomas McIntyre Federal Building	829,000
Las Vegas, NV	
Foley Federal Building-Courthouse	1,365,000
Dallas, TX	
Earle Cabell Federal Building-Courthouse and Santa Fe Federal Building	1,360,000
Seattle, WA	
Henry M. Jackson Federal Building	1,728,000
TOTAL	**$17,715,000**

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-00001
Congressional District: 05

PROJECT: Federal Building-Courthouse

LOCATION: Phoenix, AZ

ESTIMATED TOTAL PROJECT COST:	$17,724,000
DESIGN:	$1,428,000
CONSTRUCTION:	$15,000,000
M&I:	$1,296,000
AMOUNT REQUESTED IN FISCAL YEAR 2000:	$1,428,000

WORK ITEM SUMMARY:

Space recapture alterations, and fire/life-safety, electrical, vertical transportation, plumbing, and roofing system improvements

DESCRIPTION:

This prospectus proposes initial space alterations to recapture 160,000 usable square feet of vacant space, including upgrades to building systems related to tenant occupancy in the Federal Building-Courthouse. The building provides 290,945 gross square feet of space and is located at 230 North First Street in the central business district of Phoenix, AZ. Constructed in 1962, the building has 8 floors, a full basement and 129 outside parking spaces.

The initial space alterations together with companion system work (elevators, electrical, air-handlers, plumbing, etc.) will provide space for the U.S. Bankruptcy Court, Department of Housing and Urban Development, and Department of Agriculture. These proposed tenants will backfill the building when the US District Court and related court agencies relocate to a new court facility in the spring of 2000.

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-00001

Congressional District: 6

PROJECT: Building 67, Denver Federal Center

LOCATION: Lakewood, CO

ESTIMATED TOTAL PROJECT COST:	$7,309,000
DESIGN:	$676,000
CONSTRUCTION:	$6,098,000
M&I:	$535,000
AMOUNT REQUESTED IN FISCAL YEAR 2000:	$676,000

WORK ITEM SUMMARY:

Repair and replace exterior facade, windows, and covered walkway

Description:

This prospectus proposes exterior repairs and alterations to repair the severely damaged exterior concrete skin, remove damaged concrete sun screens, replace deteriorating windows, repair or replace damaged pre-cast pipe chases, and replace a covered walkway in Building 67. The building contains 387,351 gross square feet of office and related space and provides 967 outside parking spaces on the Denver Federal Center (DFC) in Lakewood, CO. The 13-story concrete building currently houses 1,477 employees and was constructed in 1967. The building primarily houses the Bureau of Reclamation, along with the National Park Service and the Social Security Administration.

The exterior façade of Building 67 is deteriorating at an alarming rate. Concrete has been falling from the building, and precautionary measures, including the construction of a temporary covered walkway, have been taken to ensure the immediate safety of the building occupants and visitors. The existing single pane windows are deteriorated and energy inefficient. The structural concrete window sills were poorly constructed, and as a result, cause moisture to drain toward the window and building interior. Left unrepaired, the façade will continue to deteriorate at an increasing rate, thereby creating even more of a safety hazard for building occupants and visitors. Repairing and sealing the façade, removing the associated sun screens, and replacing the existing window with insulated glass will significantly decrease continuous and costly maintenance.

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-00001

PROJECT: Mary E. Switzer Memorial Building

LOCATION: Washington, DC

ESTIMATED TOTAL PROJECT COST:	$38,566,000
DESIGN:	$2,392,000
CONSTRUCTION:	$33,750,000
M&I:	$2,424,000
AMOUNT REQUESTED IN FISCAL YEAR 2000:	$2,392,000

WORK ITEM SUMMARY:

HVAC upgrades, electrical and plumbing systems refurbishment, fire and life-safety work, interior space and architectural renovations, exterior improvements, and asbestos and lead abatement

DESCRIPTION:

This prospectus proposes alterations in the Mary E. Switzer Memorial Building, located at 330 C Street, SW in Washington, DC. The Mary E. Switzer Building, built in 1942, is on the National Register of Historic Places, and houses approximately 1,522 employees of the Department of Education, Department of Health and Human Services, and the U.S. Information Agency.

The Switzer Building has never been modernized. This project will complete a major upgrade of systems, some of which are 60 years old. New perimeter induction units and air handling system, improved ventilation, and improved toilet exhaust system will alleviate problems and customer complaints. An emergency generator will be installed. New electrical panelboards and distribution system will accommodate the tenant agencies' computer needs. The lighting will be replaced with a new energy efficient type. Original plumbing will be replaced; restrooms will be modernized; and new drinking fountains and piping are required for safe lead-content levels. Sprinklers will be installed where not currently provided. Asbestos and lead paint will be removed where encountered. Corridors will be upgraded and the building exterior will be cleaned and repointed. Existing windows will be recaulked, resealed, and replaced where necessary.

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-00001
Congressional District: 03

PROJECT: Charles E. Bennett Federal Building

LOCATION: Jacksonville, FL

ESTIMATED TOTAL PROJECT COST:	$25,482,000
DESIGN:	$1,930,000
CONSTRUCTION:	$21,701,000
M&I:	$1,851,000
AMOUNT REQUESTED IN FISCAL YEAR 2000:	$1,930,000

WORK ITEM SUMMARY:

Space alterations, asbestos removal, and improvements to grounds and approaches, building exterior work, and mechanical, electrical, fire and life safety, and elevators systems upgrades

DESCRIPTION:

This prospectus proposes the modernization of the Charles E. Bennett Federal Building (FB) located at 400 West Bay Street in Jacksonville, FL. The FB, constructed in 1967, is an 11-story building of contemporary design with a facade of precast concrete panels. The FB contains 334,575 gross square feet of space and is located on a 3.13 acre site. The building provides 177 paved outside parking spaces for the 1,771 building tenants. After the proposed modernization, the FB will continue to be utilized by various Federal tenants. The anchor tenant will be the U.S. Army Corps of Engineers.

The primary objective of the project is to upgrade and modernize the outdated and inadequate building systems, many of which are original to the building. The alteration work includes: space alterations, upgrading the electrical and mechanical systems; providing exterior grounds and structural building repairs; installing a new direct digital system control to both integrate with the existing energy management system and provide mechanical energy conservation features. Asbestos abatement work will be completed as necessary.

In addition, this project will complete fire and life safety improvements necessary to protect tenants and visitors to the FB. This will include the upgrade of the sprinkler system and removal or repair of combustible firestopping with new fire-rated material. Doors and hardware will be replaced as needed in restrooms and entrances to ensure compliance with the Uniform Federal Accessibility Standards and the Americans with Disabilities Act.

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-00001
Congressional District: 07

PROJECT: Federal Building, 536 S. Clark Street

LOCATION: Chicago, IL

ESTIMATED TOTAL PROJECT COST:	$24,086,000
DESIGN:	$1,372,000
CONSTRUCTION:	$21,469,000
M&I:	$1,245,000
AMOUNT REQUESTED IN FISCAL YEAR 2000:	$1,372,000

WORK ITEM SUMMARY:

Tenant space alterations; mechanical, electrical, and restroom renovations; and asbestos abatement

DESCRIPTION:

This prospectus proposes alterations in the Federal Building, located at 536 S. Clark Street, Chicago, IL. The Federal Building was built in 1912, is eligible for historic status, and houses 1,920 employees.

The project will provide tenant alterations to consolidate the Federal Bureau of Investigation's Chicago Field Office from several locations within Chicago to Federally owned space. Restrooms will be made fully compliant with American Disabilities Act regulations, asbestos abatement will be completed in all areas requiring alteration, and the mechanical and electrical systems in the building will be upgraded.

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-00001
Congressional District: 04

PROJECT: Federal Building

LOCATION: Des Moines, IA

ESTIMATED TOTAL PROJECT COST:	$12,641,000
DESIGN:	$988,000
CONSTRUCTION:	$10,807,000
M&I:	$846,000
AMOUNT REQUESTED IN FISCAL YEAR 2000:	$988,000

WORK ITEM SUMMARY:

Curtainwall repairs, window replacement, and masonry repairs

DESCRIPTION:

This prospectus proposes critical repairs to the exterior curtain wall of the Federal Building (FB), located at 210 Walnut Street, Des Moines, IA. The FB was built in 1966, provides 383,338 gross square feet, and houses 1,639 employees of various executive office agencies and Congressional offices.

Repairs to the curtain wall are necessary to permanently correct the on-going problem of moisture infiltration. The project will also provide over-cladding of the facade and major masonry repairs, introducing new expansion joints, installation of new flashings with end dams, sealant repairs, and tuckpointing. The project includes replacement of windows and removal of fins as recommended in the engineering study.

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-00001
Congressional District: 03

PROJECT: Fallon Federal Building

LOCATION: Baltimore, MD

ESTIMATED TOTAL PROJECT COST:	$14,411,000
DESIGN:	$1,120,000
CONSTRUCTION:	$12,300,000
M&I:	$991,000
AMOUNT REQUESTED IN FISCAL YEAR 2000:	$1,120,000

WORK ITEM SUMMARY:

HVAC replacement, electrical upgrades, asbestos abatement, office space renovation, fire protection and security upgrades

DESCRIPTION:

This prospectus proposes modernization of the base portion (basement, ground, first and second floors) of the Fallon Federal Building located at 31 Hopkins Plaza in Baltimore, MD. This work will complete the building's modernization, which began with funds appropriated in fiscal years 1993, 1994, and 1995 for the upper (tower) portion of the building. This prospectus work includes replacement of the heating, ventilation and air conditioning (HVAC) system, as well as life safety, accessibility, electrical upgrades and space renovation in this portion of the building. The Fallon Federal Building, built in 1967, provides 694,787 gross square feet and 280 inside parking spaces to house 1,092 employees.

The lower (base) portion of the building affected by this project proposal involves approximately 225,000 gsf. Serious problems with the HVAC serving this portion of the building will be corrected, and office space will be upgraded to a level comparable to the tower renovations currently in progress. Extensive work above the ceilings necessitate full asbestos abatement of fireproofing. Electrical system upgrades are also needed, as well as minor upgrades to restrooms and fire safety features.

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-00001
Congressional District: 15

PROJECT: P.V. McNamara Federal Building

LOCATION: Detroit, MI

ESTIMATED TOTAL PROJECT COST:	$28,159,000
DESIGN:	$1,734,000
CONSTRUCTION:	$24,803,000
M&I:	$1,622,000
AMOUNT REQUESTED IN FISCAL YEAR 2000:	$1,734,000

WORK ITEM SUMMARY:

Initial space alterations, plaza paving, landscaping improvements, and HVAC, restrooms, elevators, windows, and electrical system upgrades

DESCRIPTION:

This prospectus proposes the modernization of a portion of the P.V. McNamara Federal Building (FB) 477 Michigan Avenue, Detroit, MI to meet the expansion needs of the Federal Bureau of Investigation (FBI) Detroit Field Office. Built in 1974, the 27-story building houses nearly 3,800 Federal employees.

The FB, now in its third decade of operation, has never undergone a full or partial building modernization. HVAC, electrical, elevator and plaza improvements are needed, as most systems are original to the building. The inadequate distribution of suitably conditioned air is exacerbated by an outdated and inefficient temperature control system. The electrical distribution system is insufficient to meet building demand and does not provide adequate protection in the event of power loss. The elevators are nearing the end of their useful lives and are in need of modernization to insure safety, reliability, and handicapped accessibility. The restrooms require renovation to comply with the Americans with Disabilities Act. The concrete plaza is severely deteriorated and requires upgrades to prevent further serious water damage to the lower levels of the building.

This project proposes to correct these building deficiencies and complete initial space alterations for the FBI Detroit Field Office. This project is necessary to ensure retention of this tenant in Federally-owned space.

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-00001
Congressional District: 05

PROJECT: Federal Building, 8930 Ward Parkway

LOCATION: Kansas City, MO

ESTIMATED TOTAL PROJECT COST:	$9,757,000
DESIGN:	$793,000
CONSTRUCTION:	$8,318,000
M&I:	$646,000
AMOUNT REQUESTED IN FISCAL YEAR 2000:	$793,000

WORK ITEM SUMMARY:

Space recapture, HVAC and exterior window replacement, tenant space improvements, stairway and exit reconstruction, seismic bracing, new elevator installation, electrical upgrades, and landscaping work

DESCRIPTION:

This prospectus proposes design funding for the renovation of the Federal Building at 8930 Ward Parkway in Kansas City, MO. Renovations will allow the recapture of vacant space to house offices of the Department of Defense and the Internal Revenue Service, both currently housed in leased space. The building was constructed in 1962 and is a three-story structure with brick facade, fixed perimeter windows, and flat roof.

The project includes replacing a majority of the HVAC system and installing new air handler units, ductwork, controls, piping, and all necessary accessories. Stairways and exit vestibules will be reconstructed to meet fire code requirements. All existing exterior windows will be replaced except those in the immediate area of the main computer area. These windows will be bricked over for security reasons. Some landscaping and surface parking improvements will be completed.

Interior space will be renovated, including installation of raised access flooring and a new passenger elevator. Various electrical panel boards will be upgraded, and some seismic bracing is also included in the project.

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-00001
Congressional District: 0

PROJECT: Thomas McIntyre Federal Building

LOCATION: Portsmouth, NH

ESTIMATED TOTAL PROJECT COST:	$10,144,000
DESIGN:	$829,000
CONSTRUCTION:	$8,636,000
M&I:	$679,000
AMOUNT REQUESTED IN FISCAL YEAR 2000:	$829,000

WORK ITEM SUMMARY:

Asbestos abatement, interior space modernization, sprinkler system work, roof and window replacement, limited seismic work, mechanical and electrical systems upgrades, and American Disabilities Act compliance improvements

DESCRIPTION:

This prospectus proposes modernization of the Thomas McIntyre Federal Building, located at 80 Daniel Street in Portsmouth, NH. The Thomas McIntyre Federal Building, built in 1967, provides 108,900 gross square feet including 42 inside parking spaces and houses 149 employees.

The project will modernize deteriorated office space, renovate the main lobby, and recapture vacant postal workroom space. Other components of the project include: asbestos abatement throughout the building, replacement of the roof and windows, extension of the sprinkler system, limited seismic reinforcement, and miscellaneous upgrades to the mechanical and electrical systems.

In addition, restrooms and elevators in the building will be upgraded to meet applicable handicapped accessibility standards.

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-00001
Congressional District: 01 and 02

PROJECT: Foley Federal Building-Courthouse

LOCATION: Las Vegas, NV

ESTIMATED TOTAL PROJECT COST:	$20,548,000
DESIGN:	$1,365,000
CONSTRUCTION:	$17,950,000
M&I:	$1,233,000
AMOUNT REQUESTED IN FISCAL YEAR 2000:	$1,365,000

WORK ITEM SUMMARY:

HVAC upgrades, electrical equipment, plumbing, and elevators upgrades, interior space alterations, asbestos abatement, handicap accessibility modifications, and seismic upgrades (non-structural)

DESCRIPTION:

This prospectus requests authority for alterations and space recapture in the Foley Federal Building-Courthouse (FB-CT), located at 300 Las Vegas Boulevard South, Las Vegas, NV. The principal tenant will be the bankruptcy court. The facility will function in tandem with the planned and funded new Las Vegas FB-CT that will be located directly across the boulevard.

The U.S. marshal service's court security officers and bankruptcy court are proposed to be housed in the Foley FB-CT during the modernization. After this partial realignment, the U.S. marshal service's court security officers, bankruptcy court, probation office, U.S. Geological Survey, U.S. Secret Service, U.S. Customs Service, Department of Agriculture, Department of Housing and Urban Development, Department of Defense, and Department of Interior are proposed for the Foley FB-CT.

The bankruptcy court currently has two courtrooms and is anticipated to require three additional courtrooms in 10 years and two more in 30 years, for a total of seven courtrooms. Due to the district court's move from the Foley FB-CT, three vacated district courtrooms will be occupied by the bankruptcy court. Two of the existing bankruptcy courtrooms will be preserved to meet the bankruptcy court's requirement for five courtrooms. When completed, the renovation of the Foley FB-CT will satisfy the bankruptcy court's 10-year need and provide the physical structure necessary for courtroom buildout to meet the 30-year requirement. The realignment of the Foley FB-CT will recapture approximately 28,918 rentable square feet of vacant space.

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-00001
Congressional District: 30

PROJECT: Earle Cabell Federal Building-Courthouse and Santa Fe Building

LOCATION: Dallas, TX

ESTIMATED TOTAL PROJECT COST:	$16,551,000
DESIGN:	$1,360,000
CONSTRUCTION:	$13,959,000
M&I:	$1,232,000
AMOUNT REQUESTED IN FISCAL YEAR 2000:	$1,360,000

WORK ITEM SUMMARY:

Fire and life safety upgrades, handicapped accessibility work, electrical and mechanical systems upgrades, sitework repairs, exterior closure work to the Earle Cabell Federal Building-Courthouse, and installation of an Energy Management System

DESCRIPTION:

This prospectus proposes the alteration of building systems and curtain wall system of the Earle Cabell Federal Building-Courthouse (FB-CT) at 1100 Commerce Street and the attached Federal Building (FB), or Santa Fe Building at 1114 Commerce Street, Dallas, TX. The FB-CT and FB are immediately adjacent to one another, with internal circulation possible on the 1st floor and floors 4 through 6. The two buildings also have a shared power plant located at 1114 Commerce Street.

The FB-CT was completed in 1971 and is the largest building in GSA's inventory in Dallas. It provides approximately 1,000,000 gross square feet (gsf) spread over 16 floors, including the basement, sub-basement, and mechanical penthouse. The building provides general office space and special purpose space for several Federal agencies, including the courts (district and bankruptcy) and related activities. The courts occupy the top five floors.

The FB (Santa Fe), completed in 1928, was purchased by the Army Corps of Engineers in 1942 and acquired by GSA in 1948. It provides approximately 400,000 gsf spread over 19 floors, including the basement, attic, and elevator penthouse; it ranks as the second largest building in GSA's owned inventory in Dallas. The Art-Deco style FB is considered an historic structure and is subject to the National Historic Preservation Act of 1966.

The FB-CT and the FB (Santa Fe) do not meet current life safety and accessibility codes. Most major building systems do not meet tenant, energy efficiency, and maintenance cost requirements. Proposed alterations will allow both buildings to meet GSA guidelines, accessibility standards, and industry standards for energy efficiency. In addition, the weather-tightness and energy efficiency of the exterior curtain wall system in the Earle Cabell FB-CT will be improved.

PROSPECTUS - ALTERATION
Prospectus for Design

Prospectus Number: PDS-00001
Congressional District: 0

PROJECT: Henry M. Jackson Federal Building

LOCATION: Seattle, WA

ESTIMATED TOTAL PROJECT COST:	$26,370,000
DESIGN:	$1,728,000
CONSTRUCTION:	$23,028,000
M&I:	$1,614,000
AMOUNT REQUESTED IN FISCAL YEAR 2000:	$1,728,000

WORK ITEM SUMMARY:

Elevator improvements, interior space upgrades, mechanical and electrical system improvements, seismic improvements, exterior repairs, and American Disabilities Act compliance work

DESCRIPTION:

This prospectus requests design funding required for the modernization of the Henry M. Jackson Federal Building (JFB) located within Seattle's downtown central business district at 915 2nd Avenue. The JFB, built in 1974, provides 822,855 gsf for various agencies within its 38 floors. The building also provides 46 indoor parking spaces.

This project proposes modernization and improvements to several major building systems that are over 20 years old. This work will resolve immediate problems in operational systems, interior spaces, and exterior building conditions and will alleviate many of the deficiencies in the fire/life safety and elevator systems.